

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14284 of Linsdorff Associates Limited Partnership, pursuant to Paragraph 8207.11 of the Zoning Regulations for a variance from the height requirements (Sub-section 5201.) for the renovation of an existing seven story building and an eight floor addition in a C-3-C District at premises 1313 and 1317 Connecticut Avenue, N.W., (Square 137, Lots 44 and 45).

HEARING DATE: May 8, 1985

DECISION DATE: June 5, 1985

DISPOSITION: The Board GRANTED the application by a vote of 3-0 (Charles R. Norris, William F. McIntosh and Carrie L. Thornhill to grant; John G. Parsons not voting, not having heard the case; Dougals J. Patton not present, not voting).

FINAL DATE OF ORDER: August 16, 1985

ORDER

The Board granted the application by Order dated August 16, 1985. The Board approval was based upon the plans marked as Exhibit No. 21B of the record showing a proposed building height of ninety-four feet. By letter dated February 14, 1986, counsel for applicant requested a modification of the approved plans.

The proposed modification of plans will not affect the height of the building as approved by the Board. The proposed modifications alter the configuration of the eighth floor and the penthouse as follows:

- a. The eighth floor will be set back an additional eight feet on the south side along N Street and an additional six feet on the east side along 18th Street.
- b. The south face of the penthouse will be moved nine feet south towards N Street.

The reason for the decrease in size of the eighth floor is to comply with the FAR requirements. Due to a

miscalculation of the gross floor area of the existing building during the preliminary stages of this project, the plans as approved by the BZA exceeded the permitted FAR. The proposed reduction of eighth floor brings the building within the permitted FAR.

The extension of the penthouse south toward N Street is proposed in order to accomodate the necessary rooftop mechanical equipment for the building. In an effort to protect the historic integrity of the building, certain mechanical equipment, such as unit heaters which would otherwise be placed against the outside wall of the building, will be located within the penthouse. The required penthouse setback for the subject building is 16.5 feet from the property line. The penthouse setback as proposed will be 101.5 feet.

There was no opposition to the proposed modification of plans.

Upon review of the requested modification and its order dated August 16, 1985, the Board concludes that the proposed modifications to the plans previously approved by the Board are minor in nature. The material facts relied upon by the Board in approving the application are not affected. No additional zoning relief is required. Accordingly, it is ORDERED that the MODIFICATION of PLANS is APPROVED and that the plans marked as Exhibit No. 31A of the record shall be substituted for the relevant portions of the plans previously approved by the Board and marked as Exhibit No. 21B of the record. In all other respects, the Order of the Board shall remain in full force and effect.

DECISION DATE: March 5, 1986

VOTE: 3-0 (William F. McIntosh, Charles R. Norris, and Carrie L. Thornhill to approve modification of plans; John G. Parsons Paula Jewell not voting, not having heard the case).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: *Cecil B. Tucker*
CECIL B. TUCKER
Acting Executive Director

FINAL DATE OF ORDER: _____

08 APR 1986

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

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